

# **\$759,900 - #7, 714010 73 Range, Rural Grande Prairie No. 1, County of**

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MLS® #A2227315

**\$759,900**

5 Bedroom, 3.00 Bathroom, 1,665 sqft  
Residential on 3.43 Acres

Canon Lake Estates, Rural Grande Prairie No.  
1, County of, Alberta

Want to live where everyone still waves and looks out for their neighbors? Welcome to Canon Lake – a peaceful, close-knit rural community just minutes west of Grande Prairie, where connection, privacy, and pride of ownership still matter. This beautifully remodeled and fully developed 5-bedroom, 3-bathroom home is situated on a very well-treed, 3.44-acre parcel and offers the perfect blend of modern comfort, natural beauty, and lifestyle-enhancing features.

With over 3,000 sq ft of finished living space, this home has been thoughtfully updated and carefully maintained. Inside, you'll be greeted by arched entryways, tray ceilings, and a bright, open-concept design. The kitchen features maple soft-close cabinetry, stainless steel appliances, a large walk-in pantry, and a sunny breakfast nook surrounded by bay windows overlooking your backyard oasis.

The spacious primary suite includes dual closets and direct access to a south-facing, upper-level covered deck – perfect for enjoying your morning coffee or unwinding in the evening. The fully finished basement adds tremendous value with a large family/rec room warmed by a wood stove, three generous bedrooms, and a full bath – ideal for families, guests, or multi-generational living.



The outdoor space is where this acreage truly shines. Whether you're hosting summer parties or enjoying the peaceful surroundings, you'll love these standout features:

A heated pool with a surrounding sun deck for lounging and entertaining

A south-facing upper-level covered deck for year-round outdoor enjoyment

A firepit area, with trees strategically planted to offer future natural coverage and privacy

A multitude of fruit-bearing trees and Canadian native trees throughout the property, enhancing privacy, shade, and natural beauty over time

Garden space for growing your own produce or flowers

A children's playground and wide-open yard for recreation

RV parking for guests or toys

A double attached garage with 9' overhead doors for larger vehicles and storage

The 3.44-acre lot is very well treed, offering privacy and a serene park-like setting with room to grow. The landscaping has been designed with future value in mind, combining low maintenance areas with long-term tree planning.

Located just off AB-43, this property provides easy, paved access to Grande Prairie, while giving you the peace and space that only country living can offer. Whether you're soaking in the sunshine by the pool, growing your own food, or sitting by the fire under the

starsâ€”this is the kind of property that delivers every season, every year.

Built in 2012

### Essential Information

MLS® #	A2227315
Price	\$759,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,665
Acres	3.43
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	#7, 714010 73 Range
Subdivision	Canon Lake Estates
City	Rural Grande Prairie No. 1, County of
County	Grande Prairie No. 1, County of
Province	Alberta
Postal Code	T8W 6J7

### Amenities

Parking	Double Garage Attached
# of Garages	2
Has Pool	Yes

### Interior

Interior Features	Built-in Features, Open Floorplan
Appliances	Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2

Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Other, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	70
Zoning	CR2

## Listing Details

Listing Office	Real Broker
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